



SITUATION

Located close to the junction with Honeypot Lane on this busy, well-known parade amongst such multiples as **Betfred, Haart, Cake Box, Londis, Post Office, Ellis & Co** and **William Hill**. Queensbury Underground Station (Jubilee Line) is within walking distance providing fast access to Baker Street (approx. 25 minutes). In addition, the property lies approx. 2½ miles from **St Ann's and St George's Shopping Centre** in Harrow and is only 4 miles from the **London Designer Outlet** and **Wembley Stadium**.

Kenton is a popular north London residential suburb being approximately 9 miles from Central London.

PROPERTY

Forming part of a mid-terrace building comprising a **3 Bed Self-Contained Flat** on the first and second floors which is accessed via a rear service road.

3 Bed Flat with Valuable Reversion in approx. 18¼ years.

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

ACCOMMODATION

First Floor & Second Floor Flat

- **First Floor:**
Lounge
Bathroom/WC
Kitchen
- **Second Floor:**
Bedroom 1
Bedroom 2
Bedroom 3

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 10th December 1993 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **2 Individuals** for a term of 50 years from 12th September 1986 at a current rent of **£50 per annum** exclusive.

Valuable Reversion in approx. 18¼ years

VENDOR'S SOLICITORS
Mincoffs Solicitors LLP – Tel: 0191 281 6151
Ref: M. Wood – Email: mwood@mincoffs.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts